Site Details

Site reference: 101
Address: Feltwells Garage, Thrapston Road, Brampton
Site area: 0.35 ha
Current/last land use: Car sales garage
Owner: Mr J Feltwell
Agent: Andrew Campbell
Grid reference: 521358 270991 NLUD reference: 52000026
Potential delivery phase: 2001-2006

Transport Issues

Access/visibility issues: Only a single point of access to be made to Thrapston Road
General transport issues: A S106 contribution should be sought towards the Brampton to Huntingdon cycleway, or a signalised pedestrian/cycle crossing point on Thrapston Road according to the scale of development and level of progress with the establishment of the cycleway.

Transport assessment required: No
Market Town Strategy: No contributions required

Environmental Issues

Air quality issues: None
Noise issues: Adjacent to 'A' road, not thought to be a constraint but noise exposure category needs to be confirmed.
Land contamination issues: Investigation required because of historical use of the site for filling station/garage.
Flood risk zone classification: 2
Response: Suitable for most development. Flood risk assessment required appropriate to the scale and nature of the development.

Potential Capacity

<table>
<thead>
<tr>
<th>Basic Scenario</th>
<th>Optimum Scenario</th>
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</thead>
<tbody>
<tr>
<td>Number of dwellings: 11</td>
<td>Number of dwellings: 17</td>
</tr>
<tr>
<td>Parking spaces: 18</td>
<td>Parking spaces: 26</td>
</tr>
<tr>
<td>Density: 31 d/ha</td>
<td>Density: 49 d/ha</td>
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<tr>
<td>Unit details: 11 two storey houses</td>
<td>Unit details: 17 two storey houses</td>
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</tbody>
</table>
Site Description
The site lies on Thrapston Road, one of the main routes into Huntingdon, at the edge of the built-up area. It is essentially flat, with a slight slope to the east. It has views over Brampton Memorial Playing Field and north towards the river. It backs onto houses on Glebe Road and Knowle Close, which have houses of no more than two storeys. Access is from the main route.

Key Issues
There are opportunities to create development that fronts onto Thrapston Road and the playing fields.

Basic Scenario
Two access points serve the site. Depending on highway requirements these could be two-way or separately access and egress. Access within the site is on shared-surface routes. A terraced block facing Thrapston Road provides the opportunity for an architectural feature. A simple layout of houses and garages provides 11 dwellings – 30 d/ha. Car parking provision is indicated at an average of 1.6 spaces/dwellings, below current standards, but within government guidelines.

Optimum Scenario
Similar access into and within the site is proposed. The inclusion of a greater number of terraced houses increases density to 17 dwellings – 48 d/ha. Given the location on the outskirts of the village a similar ratio of car spaces is provided.
Site 101 Basic Scenario
Site Area 0.35 ha
11 two storey houses
30 dwellings/ha
18 car spaces (1.6/unit)

Feltwells Garage, Thrapston Road, Brampton
Huntingdonshire Urban Capacity Study - Option 1

Site 101 Optimum Scenario
Site Area 0.35 ha
17 two storey houses
48 dwellings/ha
up to 26 car spaces (1.5/unit)

Feltwells Garage, Thrapston Road, Brampton
Huntingdonshire Urban Capacity Study - Option 2